



November 17, 2010

Anne Wantanabe  
5791 Red Bridge Road  
Cle Elum WA 98922

**RE: Starview Short Plat (SP-08-00039)**

Dear Applicant,

The Kittitas County Community Development Services Department hereby grants *conditional preliminary approval* to the Starview Short Plat (SP-08-00039) subject to the following conditions:

1. The following plat notes shall be recorded on the final mylar drawings:
  - All development must comply with International Fire Code.
  - The subject property is within or near designated natural resource land of long-term commercial significance on which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. Commercial natural resource activities performed in accordance with county, state and federal laws are not subject to legal action as public nuisances. (RCW 7.48.305)
  - The approval of this division of land includes no guarantee that there is a legal right to withdraw groundwater within the land division. The approval of this division of land provides no guarantee that use of water under the ground water exemption (RCW 90.44.050) for this plat or any portion thereof will not be subject to curtailment by the Department of Ecology or a court of law.
2. Both sheets of the final mylars shall reflect short plat number SP-08-00039 and an accurate legal description shall be shown on the face of the final plat.
3. Full year's taxes must be paid on all tax parcel numbers per requirement of the Kittitas County Treasurer's Office.
4. Any ground water withdrawals in excess of 5,000 gallons per day or for the irrigation of more than 1/2 acre of lawn or noncommercial garden will require a permit from the Department of Ecology.
5. Individual wells are required to have a 50 foot setback from neighboring property lines (KCC 17A.08.025). Please see the comments from Kittitas County Public Health Department for further information and requirements.
6. The property listed is outside of a fire district and therefore falls under the requirements of the 2006 International Wildland Urban Interface Code. Section 603.2 Fuel Modification, requires that defensible space be provided for any and all structures to be placed and or built. The minimum defensible space required is 30' with a range extending to 150' based on site analysis of the property's specific fire hazard severity, as defined in the 2006 IWUIC. A site visit would be required in order to provide actual requirements of construction and defensible space prior to application for building permit.

7. Should ground disturbing or other activities related to the proposed short plat result in the inadvertent discovery of cultural or archaeological materials, work shall be stopped in the immediate area and contact be made with the Washington State DAHP. Work shall remain suspended until the find is assessed and appropriate consultation is conducted. Should human remains be inadvertently discovered, as dictated by Washington State RCW 27.44.055, work shall be immediately halted in the area and contact made with the coroner and local law enforcement in the most expeditious manner possible.
8. Per Kittitas County Environmental Health, soil logs need to be performed and proof of water availability is needed. Evidence of both shall be provided to Community Development Services prior to final approval.
9. The addresses shall be clearly visible from both directions at the County Road for all properties.
10. The Fire Department access road shall be capable of supporting 75,000 lbs in all weather, be 20' wide, provide 13'6" vertical clearance and provide for adequate turn-around for fire department apparatus.
11. Please see the attached comments from Kittitas County Department of Public Works and Kittitas County Public Health for plat notes and further issues that must be addressed prior to final approval.

Approval of the Starview Short Plat may be appealed to the Kittitas County Board of Commissioners upon request of any aggrieved party within 10 working days, and shall accordingly be eligible for final administrative approval after December 3, 2010. Administratively approved short plats must be recorded with the County Auditor and shall not be deemed approved until so filed. If you have any questions, please do not hesitate to contact our office.

**You may appeal this determination pursuant to KCC 15A.07.010 by submitting specific factual objections and a fee of \$500 to the Kittitas County Board of Commissioners (205 W. 5<sup>th</sup>, Room 108) by December 3, 2010 at 5:00p.m.**

Sincerely,



Jeff Watson  
Staff Planner